Payne Maryland Update March 29, 2011

The Project for Payne Maryland continues to make progress and is working towards unveiling the Phase I design in the near future. Work is being done with the project architects Hamel, Green and Abrahamson to reach agreement on services for the next phase of project design, with the hope of initiating that phase soon.

The City and Payne Maryland Partners participated in interviews for the Construction Manager of the project. With 12 proposals submitted, 4 candidates were interviewed, and Kraus-Anderson Construction Company was selected. K-A is a strong firm with more than 100 years of service, and a reputation for quality workmanship and reliability. They are committed to leading a construction process that promotes open participation by the community, involvement by local and targeted business contractors, and open communication about the project activities.

The Payne Maryland Partnership has issued this statement about the project decisions and progress:

The Board of Payne Maryland Partnership (PMP) is committed to the Vision for a multi-use shared campus and the unique partnership with the City of Saint Paul. There is a need. Now it is time for the partnership to turn that vision into bricks and mortar, to make possibilities a reality, to enhance the value of St. Paul's East Side.

The proposed new campus will strategically combine a library, recreation center, faith-based communities, social services, health services, social programs, education programs and other services/programs, achieving efficiencies and synergies of space, staffing, and programming, while being respectful of church/state considerations. It will be a model of what can be accomplished when public and private organizations work together for the good of an entire community

When the Payne Maryland Center is completed, it will offer a full range of services. All ages, genders, ethnicities, faiths and cultures will find a place and purpose. The new model of service reflects a commitment to lifelong learning, youth development, civic engagement, digital fluency, hospitality and community collaboration. The board of PMP is working with community leaders and organizations to ensure that the services and service providers can meet the need.

The Payne Maryland Partnership has been established as a 501c(3) non-profit corporation to oversee the project and accept funds from private sources. The PMP Board of Directors is chaired by Carolyn Brusseau, and includes Jim Bradshaw, Richard McCarthy, Barbara Schmidt, Pastor Roger Allmendinger and Harry Melander. Board development is an ongoing process as they seek to include greater community participation.

The PMP board is actively engaged in the planning for a \$25 million fund raising

campaign. To ensure the campaign's success, we will need philanthropic partnerships, deep relationships that will ensure our new center emerges with vibrancy and remains relevant for decades to come. Leadership gifts from individuals, corporations, and foundations are being sought. These commitments will set the pace for other donors and ensure the success of this unprecedented fundraising effort. Naming opportunities within the building and on its exterior grounds are available. All gifts are tax deductible and Payne Maryland Partnership, Inc. is recognized as a fully qualified not-for-profit organization under Section 501(c)3 of the internal Revenue Code, and the Minnesota Charities Review Council.

Key Milestones to Date:

October 2010: The City closed on the \$14 million Payne Maryland Recovery Zone and Economic Development Bonds (RZED) that will be used towards the completion of the public portion of the facility.

November 2010: A decision was reached to move the project forward using a phased approach to ensure the overall project's success. The Rec. Center/Library portion of the facility would be constructed as part of Phase 1, and the private portion would be constructed as part of Phase 2 at a later date.

February 2011: Kraus-Anderson Construction Company was selected as the Construction Manager for the project.